

A MEETING OF THE SODDY-DAISY
MUNICIPAL PLANNING COMMISSION
WAS HELD ON WEDNESDAY,
MARCH 10, 2010 AT 12:00 NOON.

MEETING CALLED TO ORDER BY:
CHAIRMAN ORR

MEMBERS PRESENT:
CHAIRMAN ORR
SECRETARY PENNEY
COMMISSIONER HAYES
COMMISSIONER NUNLEY
COMMISSIONER STULCE
REC. SEC. DOLBERRY

MEMBERS ABSENT:
VICE-CHAIRMAN SKILES
COMMISSIONER RICHIE

The minutes of the meeting held February 10, 2010 were presented and approved as presented.

OLD BUSINESS:

None.

NEW BUSINESS:

FINAL PLAT - 11175 WALL STREET, LOT 1A, E. L. JENKINS SUBDIVISION NO. 2,
STEVE RANKHORN.

Steve Rankhorn, owner of the property, was present on behalf of the request. He gave the purpose of the plat as an amendment to the field line exclusion area. Chairman Orr stated that the plat also shows an abandonment of a 5 foot drainage easement. Mr. Rankhorn stated that there is no ditch in the area where this is shown, the ditch is on the south side of the property. Chairman Orr stated that Public Works Director Steve Grant had reviewed the plat and did not have any issues with the abandonment of the 5 foot drainage easement along the north property line as noted on the plat.

1st - Secretary Penney to approve
2nd - Commissioner Nunley
Ayes - Unanimous

SUBDIVISION REGULATION AMENDMENT - ARTICLE 2, SECTION 202.1, STANDARD
PROCEDURE.

Chairman Orr stated that there was no one present for the public hearing. He stated that the proposed amendment addresses residential subdivisions, but failed to address commercial development. Recording Secretary Dolberry said that the commercial site plan review would be better addressed as an amendment to the site plat requirements which is a part of the Zoning Ordinance. Chairman Orr read the amendment as follows:

To delete Article 2, Section 202.1 and replace with the following:

202.1 STANDARD PROCEDURE

The developer, surveyor or surveyor/engineer shall submit the required number of preliminary plats and final plats to the Planning Commission staff in accordance with the procedure set forth in Section 206.3.

1st - Secretary Penney to approve
2nd - Commissioner Hayes
Ayes - Unanimous

SUBDIVISION REGULATION AMENDMENT - ARTICLE 2, SECTION 206.3, PLAT
PROCEDURE.

Chairman Orr stated that with this amendment the Commission would have a minimum of 30 days for review of subdivision plats that propose new streets or contain 5 lots or more. He read the amendment as follows:

To delete Article 2, Section 206.3 and replace with the following:

206.3 PLAT PROCEDURE

Two (2) copies are submitted to the Planning Commission Staff and one (1) copy to the Regional Planning Agency. The deadline for submittal is the second Wednesday of the month of the meeting scheduled for the second Wednesday of the following month. If the second Wednesday of the month falls on a holiday, the deadline is the next working day.

The staff reviews the plat and if there are amendments, a copy marked with required changes is returned to the developer, surveyor or appropriate person. The amended plat is then resubmitted by noon on the Friday prior to the second Wednesday of the month.

All preliminary and final subdivision plats requiring new road construction and/or containing 5 lots or more shall be submitted to the Planning Commission for review on the second Wednesday of the month. Upon completion of the checklist, the plat will be returned to the surveyor for amendments. After the checklist items have been addressed, the amended plat will be resubmitted to the Planning Commission for review no later than Friday prior to its regularly scheduled meeting. The plat will be under review for a minimum of 30 days. At the end of the review period, it will be placed on the next regularly scheduled meeting agenda for action by the Planning Commission.

1st - Commissioner Stulce to approve
2nd - Commissioner Hayes
Ayes - Unanimous

Chairman Orr stated that the previous two amendments address residential plats, but do not address an additional review time for commercial site plans. It was the consensus of the Commission that additional time is needed for review of large non-residential developments requiring site plan and access control approval. Recording Secretary Dolberry was asked to prepare wording for an amendment to Article VIII, Section 819 of the Zoning Ordinance for the next meeting.

ADJOURNED 12:21 P.M.

REC. SEC. DOLBERRY

